



NORTH VANCOUVER
DISTRICT

3053-9 Edgemont Blvd Public Hearing

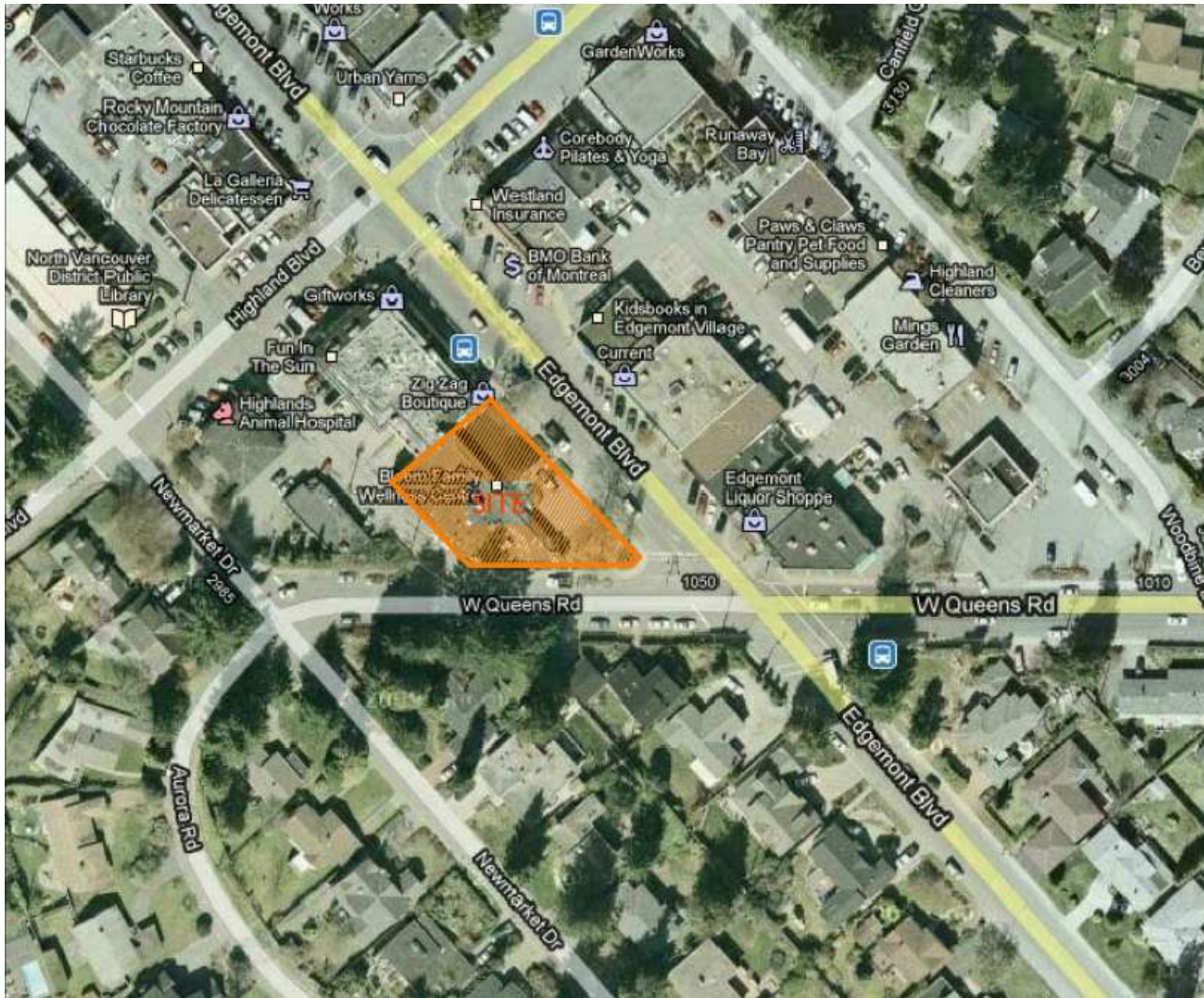
Bylaw 7922

3053-9 Edgemont Blvd – Zoning Map

Rezoning from
C2 to CD65



Air Photo





3053-9 Edgemont Blvd: Edgemont Frontage



3053-9 Edgemont Blvd: Residential Transition

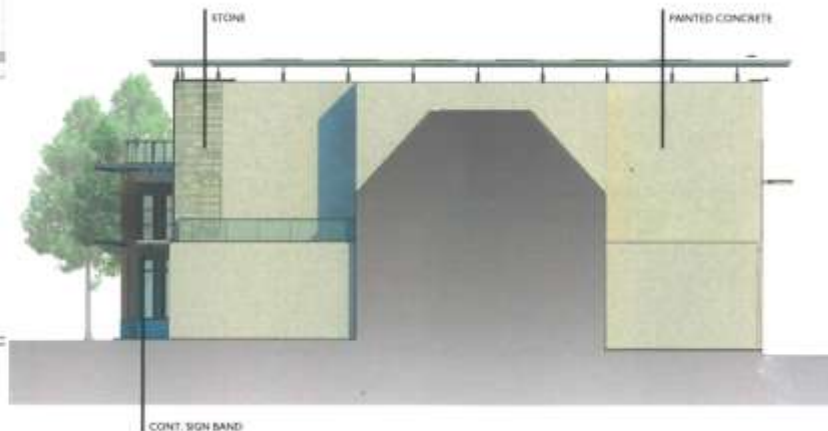
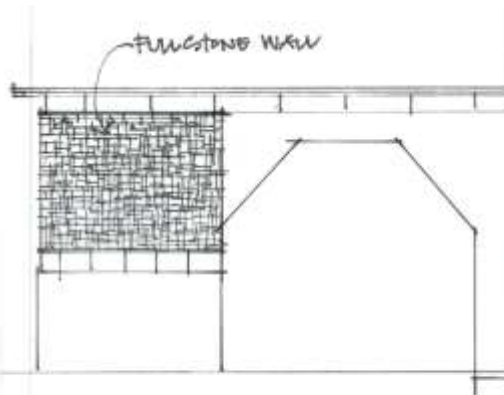


- Adjacent to the proposed development to the north-west is Highland House
- A residential balcony wraps around Highland house to face the side property line, across from the proposed development
- The side window is set back a long way from the front property line, making it difficult to mitigate impact
- How to mitigate impact while preserving continuous commercial frontage?

3053-9 Edgemont Blvd: Residential Transition



- Proposal to mitigate impact on neighbour:
 - 6 foot side yard setback in new zone (no side setback currently required)
 - Stone cladding to face residential balcony (rather than painted concrete)



Parking & Traffic

- No parking variance
- The full complement of parking (46 stalls) will be provided underground
- Parking will be available during business hours
- Traffic study indicates that the street network has capacity to accommodate increased traffic volume from development



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3053-9 Edgemont Blvd: Aerial View

